

A work session and the regular meeting of the Farr West Planning Commission were held on Thursday, October 13, 2016 at 6:00 p.m. at the City Hall. Commission members present were John Stewart, Bonnie Beal, Becky Brooks, Phil Owen, Ted Black, Milt Austin, and Lou Best. City Council members present were David Jay, Matt Gwynn, Tom Burkland, Lee Dickemore, and Ken Phippen. Staff present was Whitney Black. Visitors present: see attached list.

Mayor Lee Dickemore called the meeting to order. Tom Burkland led in the Pledge of Allegiance. Ted Black offered a prayer.

Work Session

#1 – Discuss dates and topics for upcoming Open House

Mayor Dickemore explained the reasons behind an Open House. Mayor Dickemore also explained that he would like the City Council and Planning Commission to work together on this project. There was discussion on the topics of an Open House and who would present what topic. The decided topics are:

1. Smith Family Park/DWR Pond/Flood Control - Tom, Dave, and Boyd
2. Revised R-1-15 and C2/C3 Ordinances - John, Dave, Bonnie, Becky
3. UTA Presentation/Trails/Communication Networks - Lee, Phil, Lou, and Ken
4. Storm Water/Detention Basin - Tom
5. Bona Vista - Lee
6. Cemetery - Ted
7. 2700 Corridor - Tom and Dave

It was also decided that a questionnaire would be passed out at the Open House. There was discussion on advertising the Open House, refreshments, and a drawing. The city will provide refreshments, and the drawing will include a \$100 gift card and a brick. The Open House will be held on December 6 from 7 p.m. to 9 p.m., and a planning meeting was scheduled for November 15 at 6 p.m. at the city offices.

Regular Meeting

#1 – Public Comments

There were no public comments.

#2 – Follow-up and Approval of Minutes dated September 8, 2016

TED BLACK MOTIONED TO APPROVE MINUTES DATED SEPTEMBER 8, 2016. PHIL OWEN SECONDED THE MOTION, ALL VOTING AYE.

#3 – Report from City Council

David Jay reported that the City Council had an update on the Smith Family Park, and approved business licenses for Chill Day Spa & Salon and Mattress Direct of Ogden. The Council then approved a re-zone of the former Wahlquist property. There was discussion on traffic concerns at 4000 North Hwy 126 and at the crosswalk between the entrances of Farr West Meadows and Miya Meadows. There was also discussion on a flag pole for the Smith Family Park, and on an open house. The Council then had an update on the Youth City Council, a report on assignments, paid the bills, and adjourned.

#4 – Motion – Preliminary Overall Approval of Hart Subdivision located at approximately 2575 West 2950 North – Valeo Management

John Stewart asked how many detention basins there would be. Cecil Satterthwaite stated there will only be one. There was then some discussion on the existing detention basin. John asked where the street lights are. Cecil stated they will be in compliance with what the city would like. There was discussion on a temporary turn around. Lou Best asked about the recommendations in Kent Jones memo. Cecil stated his engineer needed a few days to make the corrections. Becky Brooks asked about the concern on the sewer from the memo. Cecil commented that the lots will be restricted, so no basements will be allowed.

TED BLACK MOTIONED TO GRANT PRELIMINARY OVERALL APPROVAL OF HART SUBDIVISION. LOU BEST SECONDED THE MOTION, ALL VOTING AYE.

#5 – Motion – Preliminary Approval of Golden Eagle Estates Subdivision located at approximately 1200 West 1125 North – Bailey V Properties

Marc Hansen was present seeking preliminary approval of Golden Eagle Estates. John Stewart asked who currently owns the property. Mr. Hansen commented that currently Weber School District owns the property, but it is under contract with Bailey V Properties as the owner. Mr. Hansen stated they are still in the process of doing their due diligence. Marc also commented they have not yet been able to address all of the concerns in the Jones memo. John Stewart asked about the issues with the storm water. Mr. Hansen commented that they are working with Weber Basin on the detention basin. There was further discussion on the existing storm drain.

BECKY BROOKS MOTIONED TO TABLE PRELIMINARY APPROVAL OF GOLDEN EAGLE ESTATES SUBDIVISION. TED BLACK SECONDED THE MOTION, ALL VOTING AYE.

#6 – Motion – Request for Variance on setback – Kevin Schildhauer

Kevin Schildhauer was present requesting a variance on a setback in order to build a pole building. John Stewart explained the process for requesting a variance to Mr. Schildhauer. After Mr.

Schildhauer explained the need and location of said variance, the commission informed him they would be unable to grant the variance and that he would need to go through the City Council.

TED BLACK MOTIONED TO DENY RECOMMENDATION OF A VARIANCE ON A SETBACK. LOU BEST SECONDED THE MOTION, ALL VOTING AYE.

#7 – Discussion/Action – Revision of C-2 Commercial Ordinance

Becky Brooks stated that she incorporated the suggested edits from Ryan Shaw, aside from the items that still needed discussion. John Stewart and Lou Best had some concerns about the Residential Use section, and Personal Services section. There was discussion on the language of the Personal Services section. John suggested changing the title to Personal Care and Fitness. Further discussion took place on the proposed ordinance changes.

#8 – Discussion – Revisions to R-1-15 Zone

John Stewart stated he liked the changes that had been made. John Stewart stated the biggest issue seems to be the clustering, not the density. Becky Brooks stated they took the feedback and concerns from Boyd Ferrin and hope the new changes meet the needs and concerns of everyone. A further discussion on the clustering took place, commenting if there is a trail system or another similar situation, the commission can consider several small lots together rather than interspersed in the development. Lou Best stated the original ordinance draft was very specific as to what is and is not allowed and that with the concerns and feedback from Boyd; the ordinance has been softened to allow for more discussion in certain scenarios. David Jay voiced concerns with the new changes and stated he felt the ordinance should stay very specific. Ken Phippen asked if the Commission had reviewed the county's PRUD ordinance, stating he felt they had verbiage in there that he felt could benefit the ordinance. Lou Best asked Ken to extract some specific language that he feels would be beneficial to Farr West City so it can be incorporated into our ordinance. David Jay asked that the ordinance not leave the city with a soft spot that is subjective to opinion, commenting he wants the ordinance to govern each development. Ted Black stated he would not use the term clustering in the ordinance at all, commenting that he was more in favor with the original proposed ordinance and that we are diluting the ordinance with the changes. Ted stated he felt the ordinance was controllable and enforceable and felt the ordinance should be sent to the Council as is and if they as a whole would like it changed that is their prerogative. Ted Black stated he is not in favor of changing the ordinance at all. Ted then suggested having trails be easements on lots along the trail without an ordinance change. David Jay suggested specifying that clustering and small lots only as an option when on a trail. John Stewart stated that is what the modified ordinance states. John stated he likes the ordinance the way it is but would like to see the word clustering replaced. There was some discussion on the percentage allowed, it was determined that it would be ten percent.

#9 – Discussion – Open House Topics

See previous discussion from Work Session.

#10 – Discussion – Interview Process for Planning Commission Vacancies

John Stewart explained that there will be a five-person panel with the City Council invited to sit in. John commented the Mayor will conduct the meeting. John then stated the Planning Commission will go into a closed meeting and interview each candidate and rank them individually. The Commission will then enter into an open meeting and make their recommendation based on those rankings.

#11 – Report on Assignments

John Stewart thanked Ted Black for his service on the Planning Commission.

#12 – Adjournment

AT 9:30 P.M., TED BLACK MOTIONED TO ADJOURN THE MEETING. PHIL OWEN SECONDED THE MOTION, ALL VOTING AYE.

Whittney Black, Secretary

John Stewart, Chairman

Date Approved: _____